



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ५, अंक ६६]

शुक्रवार, जानेवारी १७, २०१४/पौष २७, शके १९३५

[पृष्ठे १०, किंमत : रुपये ११.००

असाधारण क्रमांक १०

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 1st January 2014

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1213/1533/C.R.236/13/UD-12.—Whereas, the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan ”) *vide* Notification No. TPS-1297/1094/C.R.116/97/UD-12, dated the 23rd September 1999 (hereinafter referred to as “ the said Notification ”) as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act ”) which has come into force with effect from 1st December 1999 ;

And whereas, the Government sanctioned a modification to the said Regional Plan under Sub-Section (4) of Section 20 of the said Act, providing Special Regulations for Development of Special Township Projects (hereinafter referred to as “ the said Regulations ”) *vide* notification No.TPS-1205/MMR DCR/C.R.48/06/UD-12, dated the 10th March 2006 and for Mega City Scheme, *vide* notification No. TPS-1208/1570/CR-161 (B)/09/UD-12, dated 28th August 2009 ;

And whereas, the Government *vide* Notice TPS-1205/MMR/CR-48/06/UD-12, dated 9th January 2009 under sub-section (3) of section 20 of the said Act, proposed certain modifications in the said Regulations for Special Township Projects regarding application of certain regulations of Thane Municipal Corporation to the Special Township Projects lying within 10 km. from the boundaries of the Municipal Corporations in the MMRDA area and enhancement of 100% of the permissible FSI for the Special Township Projects in Urbanizable Zone (U2) and Green Zone (G-1, G-2), subject to payment of premium etc. and aforesaid proposed modifications are yet to be finalised ;

And whereas, considering the need for rationalizing the Scheme of Special Township Projects and Mega City Scheme, the Government constituted a Committee *vide* GR No. Misc-2009/1301/CR.271/09/UD-12, dated 17th May 2012 to study and make recommendations on certain issues ;

And whereas, the said Committee recommended that the Mega City Scheme should be subsumed in the Scheme of Special Township Projects and further recommended some modifications in the said Regulations to promote and facilitate such Scheme by providing higher incentives to bigger Special Township Projects on a graded scale and at the same time recommended grant of premium free additional F.S.I. for creation of the EWS/LIG Housing as per the State Housing Policy, 2007 ;

And whereas, after considering the Committee's recommendations, the Government was of the opinion that, it was necessary that the Mega City Scheme should be subsumed in the Scheme of Special Township Projects and to suitably modify the said Regulations to make the latter more effective ;

And whereas, in accordance with the provisions contained in sub-section (3) of Section 20 of the said Act, a notice bearing No. TPS-2012/ 78/ R.P.M.M.R./C.R.60/12/UD-12, dated the 1st December 2012, was published by the Government which appeared in the *Maharashtra Government Official Gazette*, Part-I, Konkan Division Supplement, dated 6th December 2012 to 12th December 2012, on Pages Nos.29 to 32 (hereinafter referred to as " the said Notice "), in supersession of the earlier Notice published on the 9th January 2009, for inviting suggestions and/or objections in respect of the modifications proposed in the **Annexure-A** to the said Notice (hereinafter referred to as " the proposed modification "), from the general public within one month from the date of publication of the said Notice in the *Official Gazette* and the Deputy Director of Town Planning, Konkan Division, CBD Belapur, Navi Mumbai, was appointed as the officer (hereinafter referred to as " the said officer ") by the Government to hear suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government ;

And whereas, after considering the report submitted by the said officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the proposed modification needs to be sanctioned with certain changes.

Now, therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby :—

(A) Sanctions, with certain changes, the proposed modification published *vide* the said Notice dated 1st December 2012, in respect of the said Regulations for Special Township Projects, as described more specifically in the Annexure-X appended hereto, and for that purpose modifies the said Notification dated 23rd September 1999 sanctioning the said Regional Plan.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

A copy of the sanctioned modification in respect of the said Regulations for Development of Special Township Projects in areas under the Mumbai Metropolitan Regional Plan shall be kept open for inspection by the general public in the offices of the following officers for the period of one month :—

- (1) Metropolitan Commissioner, MMRDA, Bandra Kurla Complex, Bandra, (E), Mumbai.
- (2) The Collector, Thane.
- (3) The Collector, Raigad.
- (4) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- (6) Asstt. Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This notice shall also be available on the Govt. web site www.maharashtra.gov.in

ANNEXURE— 'X'

(ACCOMPANIMENT TO GOVERNMENT NOTIFICATION No. TPS-1213/1533/C.R. 236/13/UD-12, dated 1st January 2014)

Sanctioned Modifications to the Regulations sanctioned *vide* Government Notification No. TPS. 1205/MMR/DCR/CR-48/06/UD-12, dated 10th March 2006. For Development of Special Township Projects in areas under the Mumbai Metropolitan Regional Plan.

Modification No.	Existing Provisions as per Sanctioned Regulations	Modification Proposed <i>vide</i> Government Notice No. TPS. 2012/78/R.P.M.M.R./C.R. 60/12/UD-12, dated 1st December 2012.	Modifications sanctioned under section 20(4) of the Maharashtra Regional and Town Planning Act, 1966
(1)	(2)	(3)	(4)
1. A. GENERAL REQUIREMENTS :	1.1. Area Requirement. —Any suitable area having sufficiently wide means of access (not less than 18 mt. wide) can be identified for the purpose of development as “ Special Township ”. The area notified under the Special Township shall be one contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 500 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/ area, quarry Zone,	1.1. Area Requirement. —Any suitable area having sufficiently wide means of access (not less than 18 mt. wide) can be identified for the purpose of development as “ Special Township ”. The area notified under the Special Township shall be one contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 500 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry Zone, Green Zone (G-2) and other environmentally sensitive areas and recreational tourism zone. catchment areas of water bodies, Defence areas, Cantonment areas, notified area of SEZ, designated Port/ Harbour areas, designated Airport areas, Quarry Zone.	1.1. Area Requirement. —Any suitable area having access by means of an existing or a proposed road not less than 18 mt. wide, can be identified for the purpose of development as “ Special Township Project ”. The area notified under the Special Township Project shall be contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place, which shall not include the area under forests, water bodies like rivers, creeks, canals, reservoirs, lands falling within the belt of 500 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within the belt of 200 mt. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, areas falling in the existing and proposed industrial zone, gaothan areas or congested areas, truck terminus specially earmarked on the Regional Plan, wildlife corridors and biosphere reserves, lands falling in Eco-sensitive Zone/ Area, Quarry Zone, Green Zone (G-2) and other environmentally sensitive areas, Recreational Tourism Zone, catchment areas of water bodies, Defence areas, Cantonment areas, notified area of SEZ, designated Port/ Harbour areas and designated Airport areas.

(1)	(2)	(3)	(4)
	and recreational tourism zone, catchment areas of water bodies, Defence areas, Cantonment areas, notified area of SEZ, designated Port/ Harbour areas, designated Airport areas, Quarry zone.		
4. GENERAL NORMS FOR DIFFERENT LAND USES :	A. GENERAL NORMS FOR DIFFERENT LAND USES :	A. GENERAL NORMS FOR DIFFERENT LAND USES :	
4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60% of the area may be used for purely residential development and further, out of the total floor area proposed to be utilized for residential development, 10% of the same shall be built for residential tenements having built-up area upto 40 sq.m.	4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60% of the area may be used for purely residential development and further, out of the total floor area proposed to be utilized for residential development, 33.33% of the same or 20% of the total built-up area whichever is more shall be built for Social housing for E.W.S./L.I.G.	4(a) <i>Residential</i> .—The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilized, which is permissible as proportionate to the zoning of area under such Special Township Project, at least 60% of the floor area generated by utilising the basic Floor Space Index (FSI), may be used for purely residential development (hereinafter referred to as “Residential Component” of the Special Township Project). The area earmarked for social housing for the Economically Weaker Section (E.W.S./ Lower Income Group (L.I.G.) shall be governed by Regulation No.5.1(i) & 5.1(ii), in such a way that the building permission for the residential component of the Special Township Project shall be given pro rata in accordance with the development of Social Housing for the E.W.S./ L.I.G.	
4 (j) <i>NIL</i> :	4 (j) <i>Economic activities</i> .—In order to make Special Township self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township shall ideally be centered around one or more key economic activities like Trade/Commerce, Education, Health Care, Non Polluting/Service Industries, Entertainment, Tourism etc. Special Township	4 (j) <i>Economic Activities</i> .—In order to make the Special Township Projects self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township Project shall ideally be centered around one or more key economic activities like Trade / Commerce, Education, Health Care, Non-polluting Industries, Service Industries,	

(1)	(2)	(3)	(4)								
		<div>Shall compulsorily provide certain minimum area for such economic activities as given below :—</div> <table><tr><th>STP Area in Ha.</th><th>Minimum Built-up Area for Economic Activities</th></tr><tr><td>40 to 100</td><td>15%</td></tr><tr><td>Above 100 to 200</td><td>20%</td></tr><tr><td>Above 200</td><td>25%</td></tr></table> <div>The area earmarked for Economic Activities shall include Commercial Area.</div>	STP Area in Ha.	Minimum Built-up Area for Economic Activities	40 to 100	15%	Above 100 to 200	20%	Above 200	25%	<div>Entertainment, Tourism, etc. Special Township Project shall compulsorily provide minimum 20% Built-up Area for such economic activities and development of the Residential Component of the Special Township Project shall be permissible pro rata, in accordance with the development of economic activity.</div> <div>Explanation— (i) Educational activity and Health Care activity mentioned above shall not include Primary / Secondary Schools and Primary / Secondary Health care facilities respectively.</div> <div>(ii) The total built-up area for Commercial activities under Regulation No.4(b) and the total commercial built-up area under Regulation No.4(d) shall be counted towards the built-up area for the aforesaid Economic Activities.</div>
STP Area in Ha.	Minimum Built-up Area for Economic Activities										
40 to 100	15%										
Above 100 to 200	20%										
Above 200	25%										
4.	<div>Note (III) under Sub-regulation 4 :</div> <div>(iii) Minimum parking shall be provided as per standardised DCR of A class Municipal Council provided that for Hotel, Restaurent,College, School, Educational Instituite, Educational classes, Hospitals, Policlincs and diagnostic centers, Offices, Mangal Karyalaya, Town Hall, Clubs, etc. onsite parking shall be provided. For buildings having mix users,in addition to regular parking area as mentioned above a space of 3.00 mtr. wide strip-along the road on front/side shall be provided for visitors parking.</div>	<div>4(III) The words “ -----DCR of A Class Municipal Council-----” in Notes (III) under sub-regulation 4 shall be replaced by the words—</div> <div>“----- Development Control and Promotion Regulations of ‘A’ ‘B’ ‘C’ Class Municipal Councils -----”</div>	<div>Note (III) under Regulation 4 :</div> <div>4(III) Minimum parking shall be provided as per the Standardised Development Control and Promotion Regulations for Regional Plan.</div>								
5.	<div>5. DEVELOPMENT CONTROL REGULATIONS.—</div> <div>Prevailing Development Control Regulations of sanctioned Regional Plan, as well as provisions of MOEF CRZ notiifcation dated 19th February 1991</div>	<div>5. DEVELOPMENT CONTROL REGULATIONS :</div> <div>Prevailing Development Control Regulations of the sanctioned Regional Plan, Standardised Development Control and Promotion Regulations of ‘A’ ‘B’ ‘C’ Class Municipal Councils as well as provisions of</div>	<div>5. DEVELOPMENT CONTROL REGULATIONS :</div> <div>Prevailing Development Control Regulations of the sanctioned Regional Plan, alongwith the Standardised Development Control and promotion Regulations for Regional Plan as well</div>								

(1)	(2)	(3)	(4)																																																												
	amended from time to time shall be applicable <i>mutatis mutantis</i> except those expressly provided in these Special Regulations.	MOEF CRZ Notification issued from time to time shall be applicable <i>mutatis mutandis</i> to the Special Township Projects, except those expressly provided in these Special Regulations.	as provisions of MoEF CRZ Notification issued from time to time shall be applicable <i>mutatis mutandis</i> to the Special Township Project, except for those expressly provided in these Regulations.																																																												
6	5.1 Special Township in Urbanisable (U-2), Green (G-1), (G-2) Zone : (i) The total built-up area/FSI of entire gross area of the Special township in urbanisable zone (U-2) and Green Zone (G1,G2) will be 0.5. There will be no limit of total built-up area / FSI for the development of individual plots. Height of building shall be as per prevailing Byelaws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire A dvisor, Government of Maharashtra.	5.1 Integrated Special Township in Urbanisable Zone (U-1), Urbanisable Zone (U-2) and Green (G-1) (i) The FSI distribution in the U-1 and U-2 Zone within the Regional Plan area shall be as given below :— <table><tr><th>Sr. No.</th><th>Area of Township in Ha.</th><th>Basic FSI</th><th>Additional Social Housing FSI (@ 20% of the basic/) for EWS/LIG (Compulsory)</th><th>Additional FSI admissible on payment of premium (Optional)</th><th>Maximum Total permissible FSI on Gross Plot Area.</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>(4)</th><th>(5)</th><th>(6)</th></tr><tr><td>1</td><td>40 to 100</td><td>0.5</td><td>0.1</td><td>0.20</td><td>0.80</td></tr><tr><td>2</td><td>Above 100 to 200</td><td>0.5</td><td>0.1</td><td>0.30</td><td>0.90</td></tr><tr><td>3</td><td>Above 200</td><td>0.5</td><td>0.1</td><td>0.40</td><td>1.00</td></tr></table>	Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20% of the basic/) for EWS/LIG (Compulsory)	Additional FSI admissible on payment of premium (Optional)	Maximum Total permissible FSI on Gross Plot Area.	(1)	(2)	(3)	(4)	(5)	(6)	1	40 to 100	0.5	0.1	0.20	0.80	2	Above 100 to 200	0.5	0.1	0.30	0.90	3	Above 200	0.5	0.1	0.40	1.00	5.1 Special Township Project in Urbanisable Zone (U-1), Urbanisable Zone (U-2) and Green (G-1) (i) The admissible FSI in respect of a Special Township Project in the U-1 Zone and U-2 Zone within the Regional Plan area shall be as given below :— <table><tr><th>Sr. No.</th><th>Area of Township (in Ha.)</th><th>Basic FSI on Gross Plot Area.</th><th>Additional FSI (@ 20% of the basic FSI for Social Housing EWS/LIG (Compulsory)</th><th>Additional (FSI Against payment of premium (Optional)</th><th>Maximum Total permissible FSI on Gross Plot Area.</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>(4)</th><th>(5)</th><th>(6)</th></tr><tr><td>1</td><td>40 to 100</td><td>1.00</td><td>0.2</td><td>0.3</td><td>1.5</td></tr><tr><td>2</td><td>Above 100 to 200</td><td>1.00</td><td>0.2</td><td>0.4</td><td>1.6</td></tr><tr><td>3</td><td>Above 200</td><td>1.00</td><td>0.2</td><td>0.5</td><td>1.7</td></tr></table>	Sr. No.	Area of Township (in Ha.)	Basic FSI on Gross Plot Area.	Additional FSI (@ 20% of the basic FSI for Social Housing EWS/LIG (Compulsory)	Additional (FSI Against payment of premium (Optional)	Maximum Total permissible FSI on Gross Plot Area.	(1)	(2)	(3)	(4)	(5)	(6)	1	40 to 100	1.00	0.2	0.3	1.5	2	Above 100 to 200	1.00	0.2	0.4	1.6	3	Above 200	1.00	0.2	0.5	1.7
Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20% of the basic/) for EWS/LIG (Compulsory)	Additional FSI admissible on payment of premium (Optional)	Maximum Total permissible FSI on Gross Plot Area.																																																										
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2	Above 100 to 200	0.5	0.1	0.30	0.90																																																										
3	Above 200	0.5	0.1	0.40	1.00																																																										
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3	Above 200	1.00	0.2	0.5	1.7																																																										
	(ii) 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites	(ii) For the Special Township Projects in G-1 Zone, the following provisions shall be applicable :— (A) <i>Area within Transport Corridor*</i> .—Over the area of Special Township Project falling within the Transport Corridor as defined in the Explanation to this sub-regulation below, the FSI shall be as applicable to the Special Township Projects referred in sub-regulation 5.1 (i) above.	5.1 (ii) <i>Special Township Projects in G-1 Zone</i> :— Development of a Special Township Project in G-1 Zone contained in the Regional Plan shall be permissible, subject to the condition that 50 percent of the gross area of the Special Township Project shall be kept open while such Project shall be executed on the remaining 50 percent land with basic F.S.I. of 0.50, worked out on the entire gross area of the Project. Further, while developing such Project, it shall be obligatory																																																												

(1)

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required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

(B) Area outside Transportation Corridor*.—Over the area of Special Township Project outside the Transportation Corridor, the FSI shall be as mentioned below :—

Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20% of the basic) for EWS/LIG (Compulsory)	Additional FSI admissible on payment of premium (Optional)	Maximum Total FSI permissible on Gross Plot Area.
(1)	(2)	(3)	(4)	(5)	(6)
1	40 to 100	0.5	0.1	0.20	0.80
2	Above 100 to 200	0.5	0.1	0.30	0.90
3	Above 200	0.5	0.1	0.40	1.00

***Explanation.**—‘Transport Corridor’ shall mean—

- In case of roads, an area within one km. distance on either side of a road having a minimum width of 24 mts., the road not being an access control road like Express Way, and
- In case of railway, an area within one km. radius of a passenger railway station.
- There shall be no limit on the total built up area / FSI for the development of individual plots in the Special Township Project. Height of any building shall be as per Standardised Development Control & Promotion Regulations of A, B & C Class Municipal Councils. However, the height may be increased subject to provision of fire fighting arrangements, with prior approval of the Director of Fire Services, Government of Maharashtra.

on the part of the Developer to provide and develop all the infrastructure facilities, including the sites required for public purposes, as per the prescribed planning norms. As regards 50 percent of the gross area which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities, shall be permissible thereon.

Provided that, over and above the built-up area corresponding to the basic FSI of 0.50, the Developer shall have to compulsorily provide built-up area, for the EWS and the LIG equal to 20% of the basic FSI (i.e. 0.10 FSI on gross plot area) which shall not be counted towards the total FSI of the Project.

(i) (ii) Deleted.

5. 1 (iii) Subject to the limits imposed by the overall FSI admissible under these Regulations to the Special Township Project, there shall be no limit on the total built up area / FSI utilisation for the development of any individual plot in the Special Township Project. Maximum height of any building shall be as per Standardised Development Control and Promotion Regulations for Regional Plan.

However, the height of a building may be increased further, subject to provision of fire fighting arrangements, with prior approval of the Director of Fire Services, Government of Maharashtra. For height of a building above 36 mtr. the norms and guidelines for marginal distances as specified in the National Building Code, as amended from time to time, shall be followed.

(1)	(2)	(3)	(4)
		(iv) For Special Township Projects in G-1 Zone situated outside the Transport Corridor, 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area worked out on the entire gross area of the project. Further, while developing such schemes, it shall be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.	(iv) Deleted.
		(v) The Planning & Design of Social Housing Component for EWS/LIG shall not be amenable to combining one or more flats to make larger flats.	(v) Published Regulation is sanctioned and renumbered as 5.1 (iv) below Regulation 5.1 (iii).
		(vi) The tenements for EWS/LIG shall be constructed as per the specifications given by the Government and such constructed tenements of EWS/LIG shall be handed over to MHADA at construction cost as per the ASR of the year in which Commencement Certificate is issued and MHADA shall distribute the same as per the prevailing policy of the Government.	(vi) Published Regulation is sanctioned as follows and is renumbered as 5.1 (v) below Regulation 5.1 (iv). 5.1 (v) (a) The Landowner/Developer shall construct the stock of the EWS/LIG tenements in the same Special Township Project and the Planning Authority or the Collector, as the case may be, shall ensure that the Occupation Certificate for the rest of the development under the Special Township Project is not issued till the Occupation Certificate is issued for the EWS/LIG tenements under said Special Township Project. (b) The Completion of EWS/LIG tenements under the Special Township Project, alongwith necessary particulars including a copy of the Occupation Certificate granted by the Planning Authority or the Collector, as the case may be, in respect thereof, shall be immediately intimated by the Landowner / Developer to MHADA. Upon such intimation MHADA, within

(1)	(2)	(3)	(4)
			<p>a period of six months from the date of receipt of such intimation, shall either purchase such EWS/LIG tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such EWS/LIG tenements have been granted Occupation Certificate and thereafter, the Landowner / Developer shall dispose of such tenements to MHADA or such allottees, as the case may be, at the construction rates in the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration and Controller of Stamps, applicable to the land under the project, on the date of grant of Occupation Certificate to such EWS/LIG tenements.</p> <p>(c) The Landowner/Developer may also be permitted to utilise 1/4th of the total 20% F.S.I. earmarked for the EWS/LIG to construct EWS/LIG tenements in the form of service quarters in the same Special Township Project but in a separate block which shall have to be sold as service quarters only to the purchasers of the free sale flats constructed under the Residential Component of such Special Township Project.</p>
		(vii) The optional Additional FSI to be granted against premium shall be sold in the Metropolitan Region by the MMRDA at 100% of the ASR of the Registration Department. No premium shall be charged for the grant of FSI for social housing for EWS/ LIG.	<p>(vii) Publised Regulation is sanctioned as proposed and renumbered as 5.1 (vi) after the Regulation 5.1 (v).</p> <p>5.1 (vi) The optional Additional FSI as per the Regulation No. 5.1(i) to be granted against premium, shall be sold in the Metropolitan Region by the MMRDA at 100% of the land rate as prescribed in the ASR. No premium shall be charged for the grant of FSI for social housing for the EWS / LIG.</p>
		(viii) The amount of premium collected by the MMRDA shall be deposited in a separate Account and shall be exclusively used for creating off-site infrastructure and implementation of Regional Plan.	<p>(viii) Publised Regulation is sanctioned as proposed and renumbered as 5.1 (vii) after the Regulation 5.1 (vi).</p>

(1)	(2)	(4)
<p>7 PROCEDURE :— Nil.</p>	<p>7 PROCEDURE :— (D) <i>Transition Policy.</i>—The Special Township Project in which location clearance has already been granted may be allowed to be converted into the New Scheme proposed above, subject to the following conditions :</p> <p>(i) FSI as per the modified scheme shall be permissible only on the balance unbuilt, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuilt, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the areawise entitlement given in the Tables under Regulation 5 for the respective zones.</p> <p>(ii) Development on the balance area as above shall be strictly in conformity with the Planning standards, Development Control and Promotion Regulations etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.</p>	<p>7. PROCEDURE :— (D) <i>Transition Policy.</i>—Any Special Township Project in respect of which Locational Clearance has previously been granted and any Megacity Scheme which is previously notified under section 20(4) of the Maharashtra Regional and Town Planning Act, 1966 and any Megacity Scheme which is previously approved by MMRDA, prior to the date of coming into force of these modified provisions (hereinafter referred to as Modified Scheme), may be allowed to be converted into a Special Township Project under the Modified Scheme with the prior approval of the Government, subject to the following conditions :—</p> <p>(i) FSI as per the Modified Scheme shall be permissible only on the balance unbuilt, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuilt, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Regulation 5.1(i) above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the areawise entitlement given in Regulation 5 for the respective zones.</p> <p>(ii) Development on the balance area as above shall be strictly in conformity with the Planning Standards, Standardised Development Control and Promotion Regulations for Regional Plan etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.</p>

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.